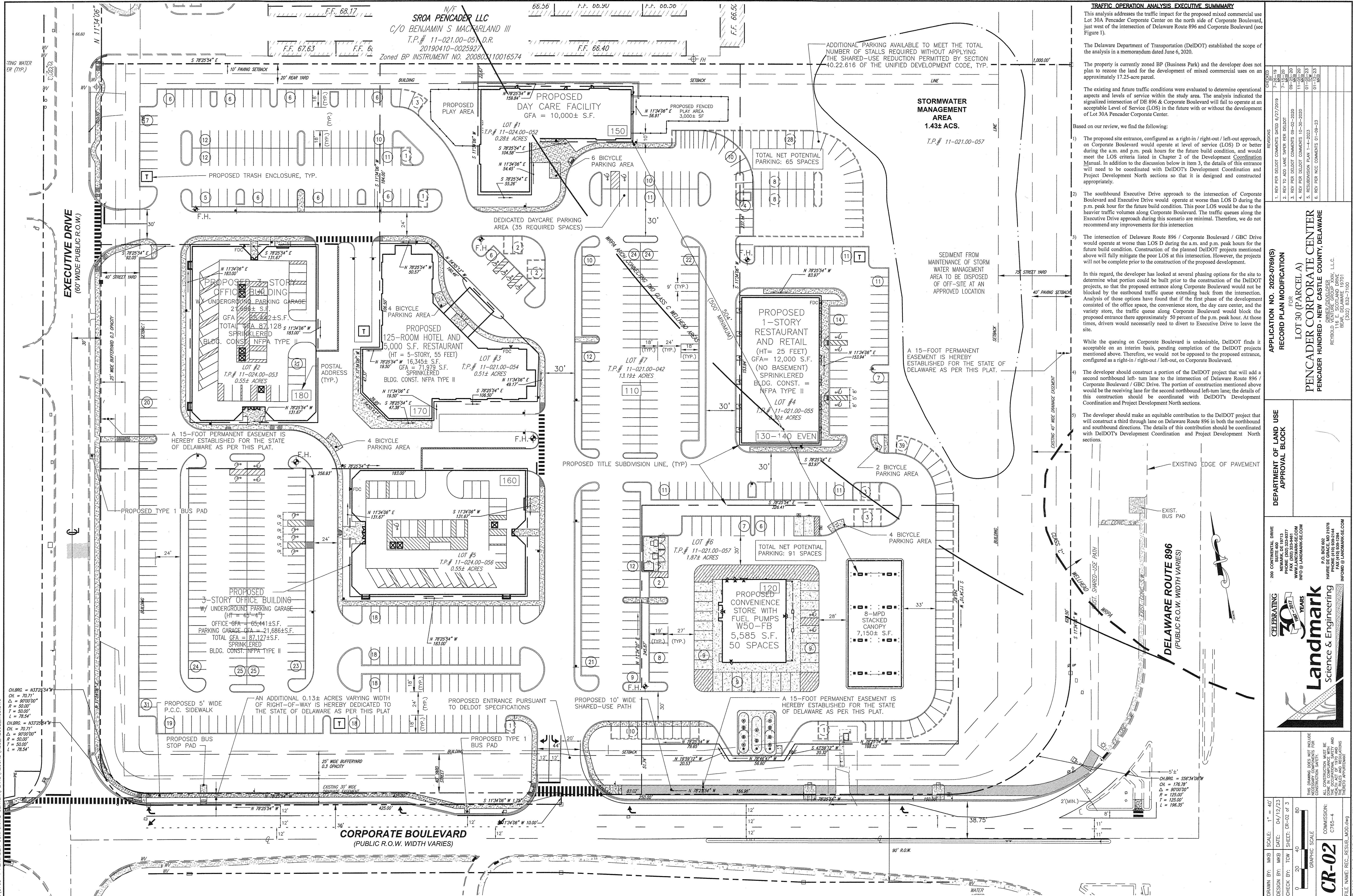


GENERAL DATA
1. TAX PARCEL/DEED REFERENCE: 11-021.00-042; 11-021.00-052 THRU -057
2. EXISTING ZONING: BP (BUSINESS PARK)
3. BULK AREA RESTRICTIONS - BP - OFFICES, COMM. LODGING/RESTAURANTS
4. DATUM: N.G.S.
5. GROSS AREA: 17.25± ACRES
6. WATER SUPPLY: ARTESIAN WATER
7. SANITARY SEWER: (GRAVITY) NEW CASTLE COUNTY (PRIVATE)
8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. WATER RESOURCE PROTECTION: ACCORDING TO THE WATER RESOURCE PROTECTION AREA (WRPA) MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1993, REVISED MARCH 2022, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A CLASS C WELLHEAD.
10. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
11. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.
12. LAND DEVELOPMENT DATA: PREVIOUSLY APPROVED BUILDING AREA: 84,205± SF
13. PARKING DATA (PER SECTION 40.03.522, UDC)
14. PARKING REQUIRED: INDIVIDUAL USE
OFFICE: 3.5 SPACES/1,000 SF x 131,468 SF = 461 SPACES
HOTEL: 1.0 SPACES/1 ROOM x 125 ROOMS = 125 SPACES
RESTAURANT: 8.0 SPACES/1,000 SF x 11,000 SF = 88 SPACES
15. SHARED USED PARKING REQUIRED - UNIFIED DEVELOPMENT CODE TABLE 40.22.61.6
16. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
17. STANDPIPES SHALL BE PROVIDED IN ANY BUILDINGS HAVING SECOND FLOOR AREAS GREATER THAN 10,000 GROSS SQ. FEET.
18. A LOCK BOX CONTAINING KEYS FOR FIRE DEPARTMENT ACCESS SHALL BE PROVIDED FOR ANY OCCUPANCY THAT CONTAINS AN AUTOMATIC SPRINKLER SYSTEM.
19. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.



TRAFFIC OPERATION ANALYSIS EXECUTIVE SUMMARY

This analysis addresses the traffic impact for the proposed mixed commercial use Lot 30A Pencader Corporate Center on the north side of Corporate Boulevard, just west of the intersection of Delaware Route 896 and Corporate Boulevard (see Figure 1).

The Delaware Department of Transportation (DelDOT) established the scope of the analysis in a memorandum dated June 6, 2020.

The property is currently zoned BP (Business Park) and the developer does not plan to rezone the land for the development of mixed commercial uses on an approximately 17.25-acre parcel.

The existing and future traffic conditions were evaluated to determine operational aspects and levels of service within the study area. The analysis indicated the signalized intersection of DE 896 & Corporate Boulevard will fail to operate at an acceptable Level of Service (LOS) in the future with or without the development of Lot 30A Pencader Corporate Center.

- Based on our review, we find the following:
- The proposed site entrance, configured as a right-in / right-out / left-out approach, on Corporate Boulevard would operate at level of service (LOS) D or better during the a.m. and p.m. peak hours for the future build condition, and would meet the LOS criteria listed in Chapter 2 of the Development Coordination Manual. In addition to the discussion below in item 3, the details of this entrance will need to be coordinated with DelDOT's Development Coordination and Project Development North sections so that it is designed and constructed appropriately.
 - The southbound Executive Drive approach to the intersection of Corporate Boulevard and Executive Drive would operate at worse than LOS D during the p.m. peak hour for the future build condition. This poor LOS would be due to the heavy traffic volumes along Corporate Boulevard. The traffic queues along the Executive Drive approach during this scenario are minimal. Therefore, we do not recommend any improvements for this intersection.
 - The intersection of Delaware Route 896 / Corporate Boulevard / GBC Drive would operate at worse than LOS D during the a.m. and p.m. peak hours for the future build condition. Construction of the planned DelDOT projects mentioned above will fully mitigate the poor LOS at this intersection. However, the projects will not be complete prior to the construction of the proposed development.

In this regard, the developer has looked at several phasing options for the site to determine what portion could be built prior to the construction of the DelDOT projects, so that the proposed entrance along Corporate Boulevard would not be blocked by the eastbound traffic queue extending back from the intersection. Analysis of those options have found that if the first phase of the development consisted of the office space, the convenience store, the day care center, and the variety store, the traffic queue along Corporate Boulevard would block the proposed entrance there approximately 50 percent of the p.m. peak hour. At those times, drivers would necessarily need to divert to Executive Drive to leave the site.

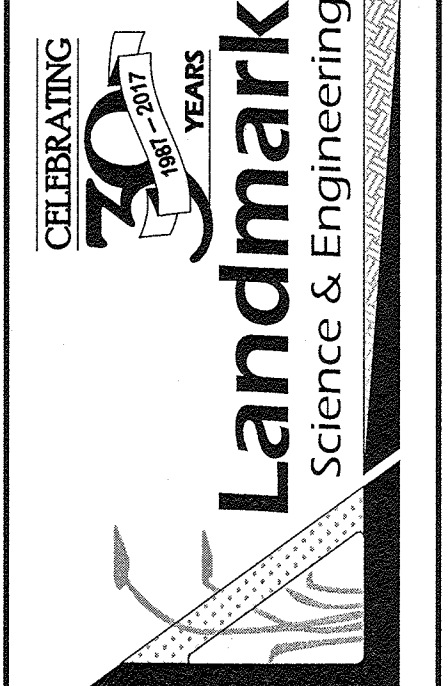
- While the queuing on Corporate Boulevard is undesirable, DelDOT finds it acceptable on an interim basis, pending completion of the DelDOT projects mentioned above. Therefore, we would not be opposed to the proposed entrance, configured as a right-in / right-out / left-out, on Corporate Boulevard.
- The developer should construct a portion of the DelDOT project that will add a second northbound left-turn lane to the intersection of Delaware Route 896 / Corporate Boulevard / GBC Drive. The portion of construction mentioned above would be the receiving lane for the second northbound left-turn lane; the details of this construction should be coordinated with DelDOT's Development Coordination and Project Development North sections.
- The developer should make an equitable contribution to the DelDOT project that will construct a third through lane on Delaware Route 896 in both the northbound and southbound directions. The details of this contribution should be coordinated with DelDOT's Development Coordination and Project Development North sections.

REVISIONS	
1. REV PER DELDOT COMMENTS DATED 6/27/2019	7-26-19
2. REV TO ADD LANE W/PER PER DELDOT	7-15-20
3. REV PER DELDOT COMMENTS 08-02-2020	08-02-20
4. REV PER DELDOT COMMENTS 10-30-2020	11-06-20
5. RESUBMISSION PLAN 1-1-2023	01-01-23
6. REV PER ICD COMMENTS 01-09-23	01-09-23

APPLICATION NO. 2022-0769(S)
RECORD PLAN MODIFICATION
FOR
LOT 30 (PARCEL A)
PENCADER CORPORATE CENTER
PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE
OWNER/DEVELOPER
RETBOLD VENTURE GROUP XXV, LLC
BEAR, DELAWARE 19701
(302) 832-7100

DEPARTMENT OF LAND USE
APPROVAL BLOCK

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NEWARK DE 19713
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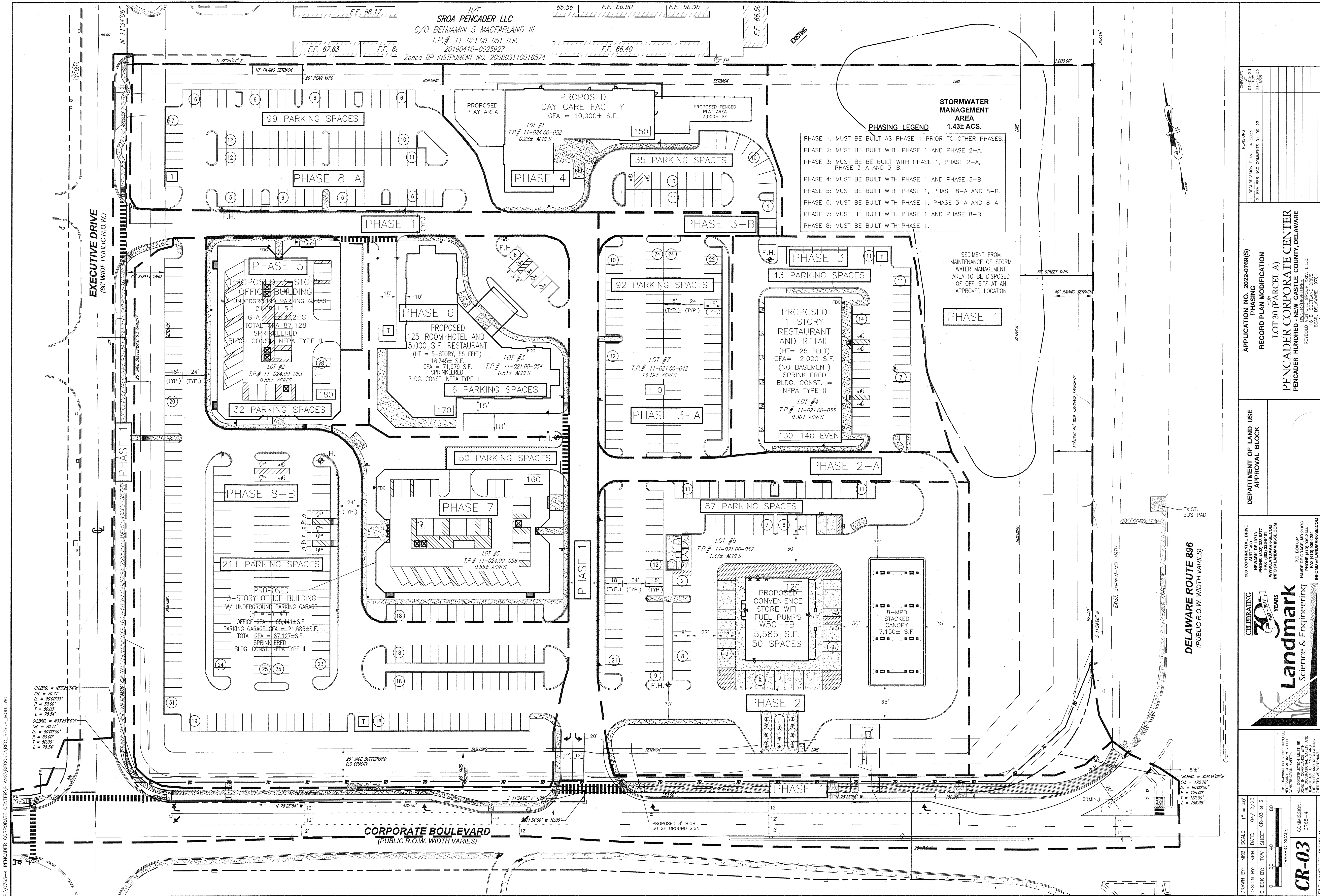
NEW DELAWARE STATE POLICE
NECESSARY COMPLIANCE FOR
CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE
IN ACCORDANCE WITH THE
OCCUPATIONAL SAFETY AND
HEALTH ACT AND REGULATIONS
AND THE RULES AND REGULATIONS
OF THE DELAWARE DEPARTMENT
OF TRANSPORTATION.

COMMISSION:
C765-4

CR-02

FILE NAME: REC_RESUB_MOD.090

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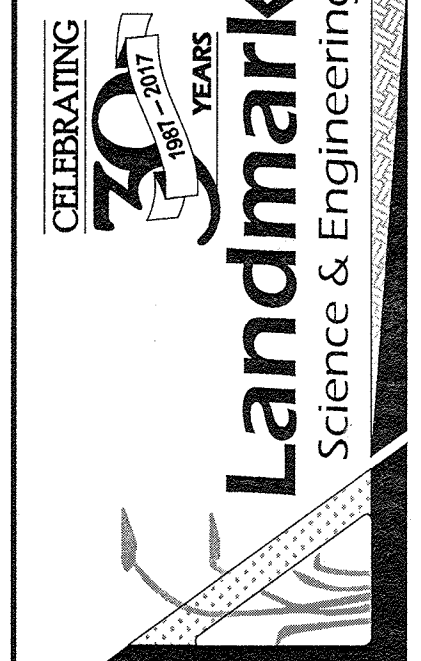


REVISIONS	DATE	BY	DESCRIPTION
1. RESUBMISSION PLAN 1-4-2023	01-05-23	MMB	
2. REV PER NCC COMMENTS 01-09-23	01-12-23	MMB	

APPLICATION NO. 2022-0769(S)
PHASING
RECORD PLAN MODIFICATION
FOR
LOT 30 (PARCEL A)
PENCADER CORPORATE CENTER
PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE
RE/BOLD VENTURE GROUP XXIV, LLC
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WE DRAWING USES AND INCLUDE
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DATA CONSTRUCTION MUST BE
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THE OCCUPATIONAL SAFETY AND
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THE RULES AND REGULATIONS
FOR THE PROFESSION
REGISTERED PROFESSIONAL
COMMISSION: C765-4
CR-03
FILE NAME: REC_RESUB_MOD.DWG
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DRAWN BY: MMB
SCALE: 1" = 40'
DATE: 04/12/23
SHEET: CR-03 OF 3
CHECK BY: TCM
GRAPHIC SCALE
0 20 40 80
COMMISSION: C765-4
CR-03